

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Govalle/Johnston Terrace Combined (Johnston Terrace)

**CASE#:** NPA-2020-0016.02

**DATE FILED:** July 24, 2020 (In-cycle)

**PROJECT NAME:** Trailhead Phase II

**PC DATE:** October 27, 2020

**ADDRESS:** 1101 Shady Lane

**DISTRICT AREA:** 3

**SITE AREA:** 1.562 acres

**OWNER/APPLICANT:** SL4 Airport, LP (John Kiltz)

**AGENT:** Land Use Solutions, LLC (Michele Haussmann)

**CASE MANAGER:** Maureen Meredith, Housing and Planning Department

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2020-0082

(Total Acres: 2.559 acres (1109 & 1101 Shady Lane)

**From:** CS-MU-CO-NP and GR-NP **To:** CS-V-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**PLANNING COMMISSION RECOMMENDATION:**

***October 27, 2020*** – Approved on the consent agenda the applicant's request for Mixed Use land use. [C. Hempel – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 11-0 [J. Shieh absent. One vacancy].

**STAFF RECOMMENDATION:** To grant the applicant's request for Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The applicant proposes to change the land use on a 1.562 acre tract of land (1101 Shady Lane) from Commercial to Mixed Use land use. The property is part of a zoning application that includes 1109 Shady Lane (0.997 acres) that already has Mixed Use designation on the future land use map, therefore the 1109 Shady Lane tract is not part of this plan amendment application. Staff supports the proposed change to Mixed Use at 1101 Shady Lane because the property is near the Springdale Neighborhood Activity Center and Airport Blvd which is an Activity Corridor where Mixed Use is appropriate.

The Govalle/Johnston Terrace Combined Neighborhood Plan supports the diverse range of housing options for the planning area in addition to mixed and balanced land uses. The Plan supports the creation of neighborhood-serving commercial uses within walking distance to residents. Below are sections of the neighborhood plan that supports the applicant's request.

## Land Use Goals

**Goal 1:**                      **Adjacent land uses should be compatible.** (Sector Plan)<sup>2</sup>

Key Principles:              Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)

Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

**Goal 3:**                      **Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles:              Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

**Goal 4:** **Create and preserve a sense of “human scale” to the built environment of the neighborhood.** (Gov/JT)

Key Principles: Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

## Housing

**Goal 5:** **Maintain an affordable and stable housing stock.** (Sector Plan)

Key Principles: Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)

Increase home ownership opportunities. (Sector Plan)

Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)

Housing: Housing issues are number one in this Sector, especially the need for affordable infill housing and for multi-family housing units. The existence of an affordable and stable housing stock; provision of a diverse range of housing types in order to achieve home ownership; adoption of strict housing/building code enforcement, and development of programs in rehabilitation; and the preservation of existing neighborhoods are all priority issues here. (Sector Plan 8, p. 26)

**Goal 8:** **Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.** (Gov/JT)

## Transportation

**Goal 9:** **The transportation network should be safe, accessible and attractive to pedestrians, bicycles, and vehicles.** (Gov/JT)

Key Principles: Improve the pedestrian and bicycle infrastructure in the neighborhood. (Gov/JT)

Traffic control measures should be implemented to minimize traffic impact on neighborhoods; on neighborhood commercial corridors; and to maintain a safe pedestrian environment. (Sector Plan)

Protect residential areas from impacts of through traffic and large trucks. (Gov/JT)

**Goal 10:** **Provide access to, from and through the neighborhood by providing a neighborhood-friendly system of transportation.** (Gov/JT)

## Parks and Recreation Action Items

**Goal 15:** **Protect and enhance existing parks, recreational facilities, and open spaces.** (Sector Plan)

Key Principles: Achieve and maintain a healthy, sustainable, robust, functional, and aesthetically beautiful parks and green space system within the planning area. (Gov/JT)

Create and invest in more public open space, including parks (including pocket parks) and other forms of green space. (Gov/JT)

Establish and maintain equity in the distribution of funds for parks and public facilities. (Sector Plan)

Preserve and enhance existing parks and recreational facilities. (Sector Plan)

Key Principles: Enhance the pedestrian and bicycle network in the neighborhood and ensure linkages to the broader network of pedestrian and bicycle pathways. (Gov/JT)

Improve the safety, comfort and efficiency of mass transit in the area. (Gov/JT)

Transit corridors should be easily accessed by planning area residents, and accessible to planning area employment centers. (Sector Plan)

Proposed transit corridors should be complementary to the form, function, and character of the planning area. (Gov/JT)

## Economic Development

**Goal 20:** **Improve the business climate in the neighborhood.**  
(Gov/JT)

Key Principles: Assist small and minority owned businesses ... (Gov/JT)

Work with local schools to ensure the continued provision of quality education and the improvement of employment skills for the neighborhood's youth. (Gov/JT)

**Goals 21:** **Protect and encourage development of a diversity of neighborhood-oriented businesses and employment.**  
(Sector Plan)

Key Principles: Find a balance between planning area resident's skills and job availability, also provide job training and employment outreach programs. (Sector Plan)

Develop diverse economic and employment opportunities. (Sector Plan)

Maintain social and economic diversity of residents. (Gov/JT)

### **LAND USE DESCRIPTIONS**

#### ***EXISTING LAND USE ON THE PROPERTY***

**Commercial** -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

#### **Application**

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

***PROPOSED LAND USE ON THE PROPERTY***

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

**Application**

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core

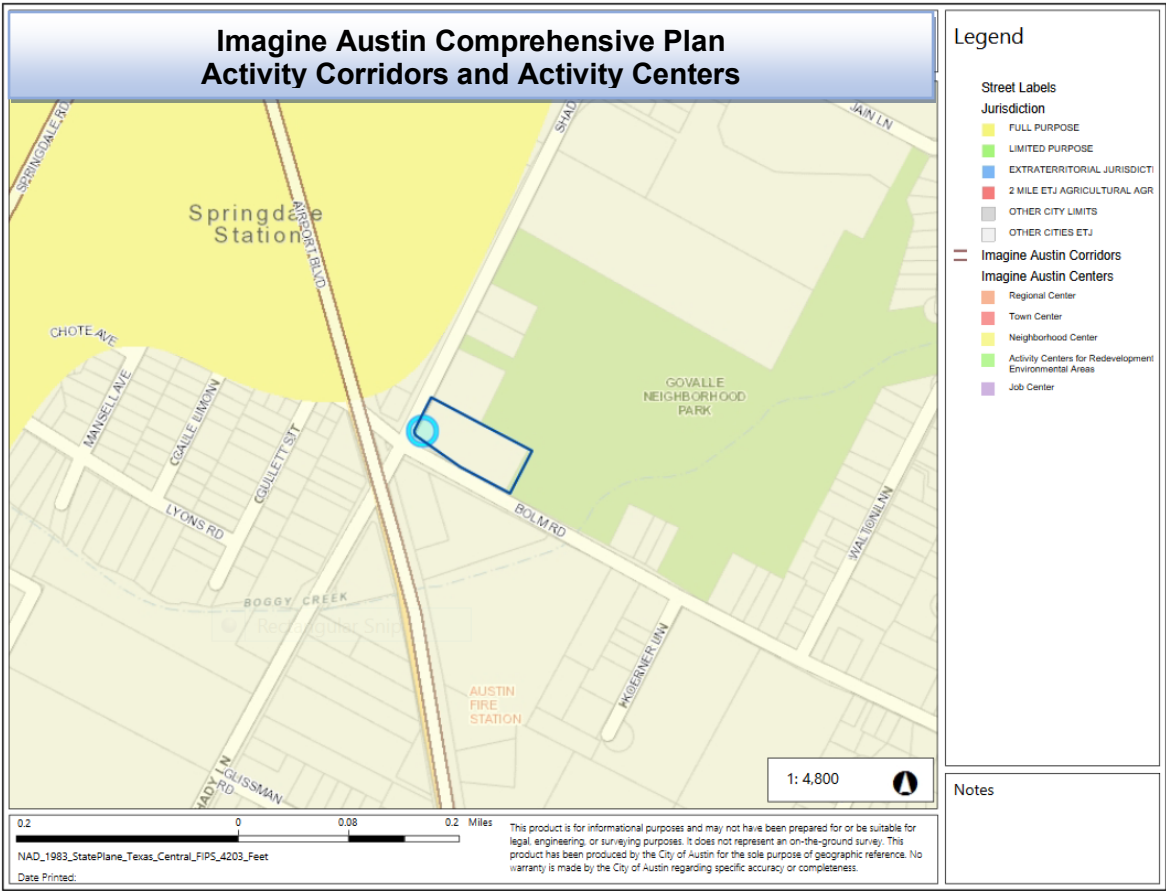
Transit Corridors (CTC) and Future Core Transit Corridors.

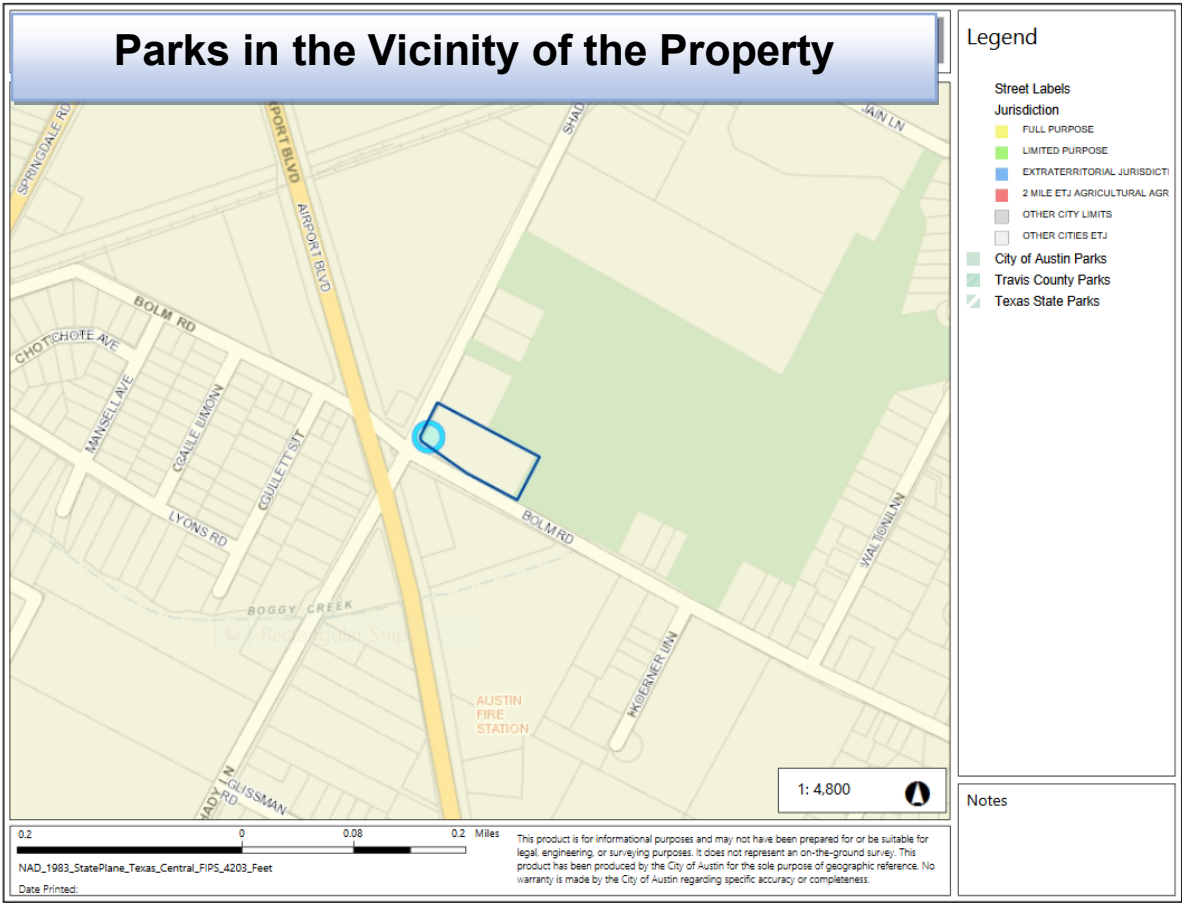
### **IMAGINE AUSTIN PLANNING PRINCIPLES**

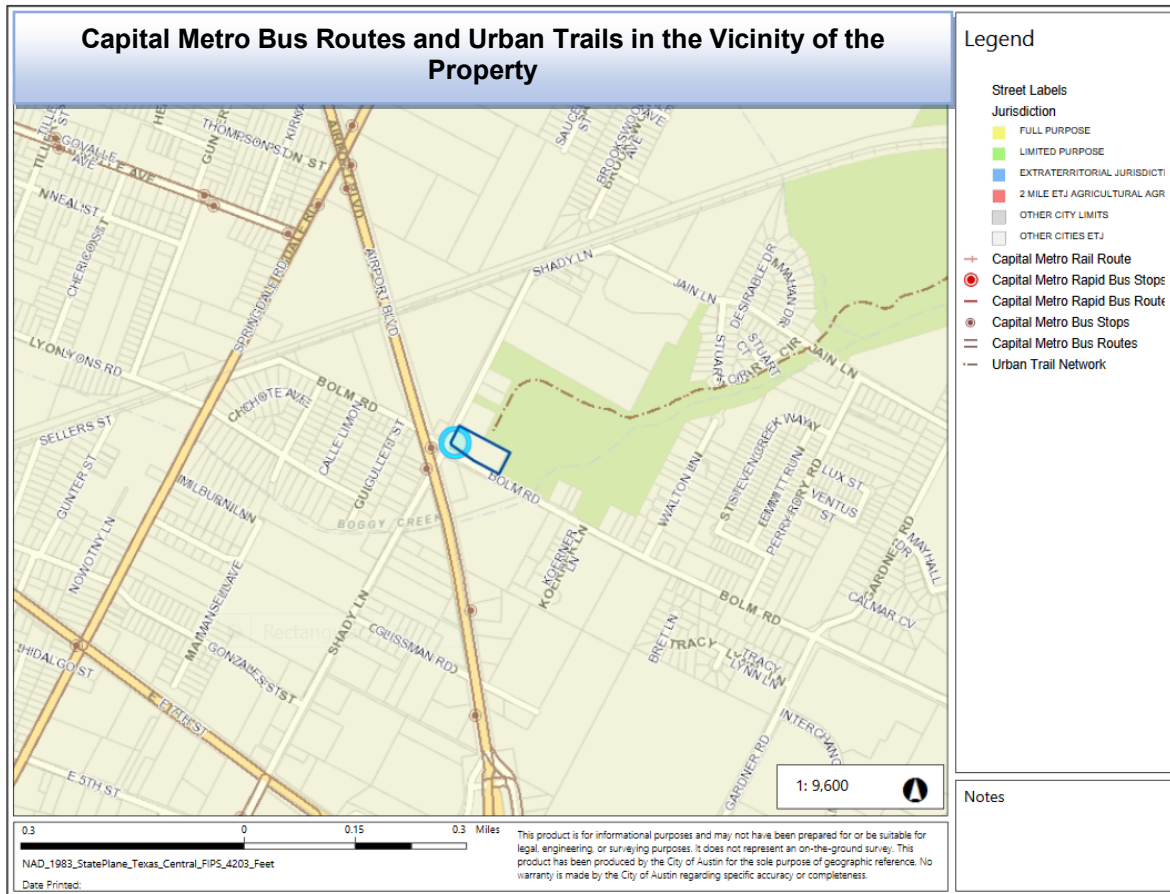
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***The applicant proposes a mixed use project with ~8,000 square feet of ground floor retail and 230 multifamily dwelling units with 10% of the unit affordable at 80% of MFI (medium family income). The property is adjacent to the Govalle Neighborhood Public Park and is near numerous businesses and public transportation facilities.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - ***The property is northeast of the intersection of Shady Lane and Bolm Road and is within 200 feet of Airport Blvd which is an activity corridor. The property is on the edge of the Springdale Station neighborhood activity center as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***The property is within 200 feet of Airport Blvd which is identified as an activity corridor on the Growth Concept Map of the Imagine Austin Comprehensive Plan. In addition, the property is within 200 feet of the Springdale Neighborhood Center. The property is an infill site that once developed will provide services for the area.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The project is proposing 230 multifamily dwelling units, 10% of which will be available at 80% MFI.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***The applicant's request for mixed use land use on this tract will be consistent with the property to the north that is part of the associated zoning case. There is mixed use land use to the west, recreation land use (Govalle Park) to the east, and commercial land use to the south. Mixed use land use in this location is appropriate.***



6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is not located in the Drinking Water Protection zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***The property is adjacent to the Govalle Neighborhood Park and an urban trail. The developer proposes to expand the urban trail.***
8. Protect, preserve and promote historically and culturally significant areas.
  - ***To staff's knowledge there is no historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - ***The property is near Govalle Neighborhood Park and near an existing urban trail. The applicant proposes to expand the urban trail.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - ***Not directly applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
  - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
  - ***Not applicable.***







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The application was filed on July 24, 2020, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The plan amendment request is to change the future land use map from Commercial to Mixed Use land use.

The zoning change application is a request is to change the zoning on the property from CS-MU-CO-NP (1109 Shady Lane) and GR-NP (1101 Shady Lane) to CS-V-NP for a mixed-use

project. The 0.9970 acres tract of land (1109 Shady Lane) zoned CS-MU-CO-NP has Mixed Use land use so is not part of the plan amendment application. For more information on the proposed zoning case, please see case report for C14-2020-0082. The applicant's community meeting presentation is near the end of this report with more information on the proposed project.

**PUBLIC MEETINGS:** The ordinance-required virtual community meeting was held on Tuesday, October 6, 2020. Approximately 112 meeting notices were mailed to people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. There were no attendees from the neighborhood. There were two City staff members, Mark Walters and Maureen Meredith and agents representing the property owner, Michele Haussmann and Holly Balmer from Land Use Solutions, LLC. Other attendees were the project architect and the developer.

After staff's presentation, Michele Haussmann, the applicant's agent, made the following presentation.

Michelle said Stonelake Capital Partners is the owner and developer of this tract. Davies Collaborative is the Architects and Pape Dawson is the Civil Engineer. Her company Land Use Solutions is doing the zoning and the community outreach with this project.

She has been working with Govalle/Johnston Terrace NPCT since January 2020. Their first presentation to the NPCT was at their January meeting and prior to that she reached out to Daniel Llanes, their chair, to start community process at end of 2019.

***[Please see her presentation provided at the end of this report for more details. The recorded community meeting can be found at <https://www.speakupaustin.org/npa>.***

The project includes both tracts, the property on Bolm Road and other property on Shady Lane, but only 1101 Shady Lane tract is part of this plan amendment application. The request is to change the FLUM from Commercial to Mixed Use which is consistent with the Mixed Use tract to the north. To the west is property under construction with Mixed Use land use which is also owned by Stonelake Capital Partners.

Stonelake Capital Partners own Trailhead Phase I which is a residential development across the street to the west, which construction is almost complete. Stonelake purchased 1101 Shady lane for a proposed office development. They then purchased the property at 1109 Shady lane which is when we started working with the Govalle/Johnston Terrace NPCT as to which types of land uses they would like have on the property, seeing that it's close to Govalle Park and near Airport Blvd and Springdale Station Activity Center.

She said when they first met with the Govalle/Johnston Terrace NPCT, they envisioned 134,900 sf of office space, 536 parking spaces and seven levels of parking. However, they eventually came up with an alternative mixed use project with +/- 8000 sf ground-floor retail

with 230 multifamily units, 299 parking spaces and 6-levels of parking that is wrapped by residential units. This mixed use project is the purpose of this zoning change. The presentation shows renderings of the proposed development. The idea with the mixed use development is that it will provide a mix of uses on the ground floor with the café that faces the park, which is what they heard the neighborhood wanted.

The Bill Davies, the architect for the project, provided additional information on the design of the buildings and changes that were made through input of the neighborhood.

Michele gave an overview of the urban trail which they worked on with people in the community. Trailhead Phase I constructed an urban trail to connect from neighborhood to hopefully downtown. Stonelake is working to build a trail shown in red in the slides that would allow people to use the trail without being on street-level which would be safer.

There was a discussion about park improvements for Govalle Neighborhood Park, which also connects to East Boggy Creek Greenbelt. The mixed use development will face the park and have residential units above it. Living in close proximity to Govalle Neighborhood Park will be a great amenity for people who live there. She said Stonelake will work with the Parks Department on improvements to the park.

She also said they are proposing 10% of the apartment units to be available to people who earn 80% of MFI which will help meet the goals of the Austin Strategic Housing Blueprint of 60,000 units at 80% MFI. She said they will work with East Austin Conservancy.

After Michele Haussmann's presentation there were no questions from attendees because there were no participants other than staff and the applicant's agents

**CITY COUNCIL DATE:**

December 3, 2020

**ACTION:**

(pending)



Michele Haussmann  
PRINCIPAL  
[Michele@LandUseSolutionsTX.com](mailto:Michele@LandUseSolutionsTX.com)

July 23, 2020

Mr. Jerry Rusthoven, Assistant Director  
City of Austin Planning & Zoning Department  
[Jerry.Rusthoven@AustinTexas.gov](mailto:Jerry.Rusthoven@AustinTexas.gov)

VIA Electronic Mail

Re: Neighborhood Plan Amendment and Zoning Application - Property located at 1101 & 1109 Shady Lane in the City of Austin, Travis County, Texas ("Property")

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property, SL4 Airport, LP ("Applicant"), we respectfully submit the enclosed zoning and neighborhood plan amendment application packages. The Property consists of 2.559 acres, is vacant and is in the Govalle/Johnston Terrace Combined Neighborhood Plan. The Applicant is requesting a neighborhood plan amendment and rezoning of the Property to allow for the development of vertical mixed use development including 230 multifamily units and ground floor retail uses. The project is known as Trailhead Phase II. The request is to rezone the Property to CS-V-NP and amend the land use designation of 1101 Shady Lane to Mixed Use. Please see the enclosed aerials, zoning, neighborhood plan, and Imagine Austin maps for your review.

The following are the details of the requests:

1101 Shady Lane - Neighborhood Plan Amendment and Rezoning Requests

Acreage:	1.562 acres
Proposed Use:	Mixed Use (Multifamily and Retail)
Existing Land Use Designation:	Commercial
Existing Zoning:	GR-NP
Proposed Land Use Designation:	Mixed Use
Proposed Zoning:	CS-V-NP with the agreement to prohibit all of the uses listed below, except Restaurant (General) and Liquor Sales to allow for a restaurant

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OFFICE 512.212.4114

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San Antonio, Texas 78231  
OFFICE 210.812.2222





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on the ground floor of the Mixed Use project

History: The property was designated Commercial and zoned GR-MU with the adoption of the Govalle/Johnston Terrace Combined Neighborhood Plan in 2003. Prior to the adoption, the property was zoned LI.

1109 Shady Lane - Rezoning Request

Acreage:	0.997 acres
Proposed Use:	Mixed Use (Multifamily and Retail)
Existing Land Use Designation:	Mixed Use
Existing Zoning:	CS-MU-CO-NP
Proposed Zoning:	CS-V-NP with the agreement to prohibit all of the uses listed below, except Restaurant (General) and Liquor Sales to allow for a restaurant on the ground floor of the Mixed Use project

History: A neighborhood plan amendment was approved, and the property was rezoned in 2007 to Mixed Use and CS-MU-CO-NP. The Conditional Overlay includes a maximum height of 32 feet, maximum impervious cover of 90% and maximum food preparation use 2,000 feet of gross floor area, and the following prohibited uses:

- Automotive repair services
- Automotive rentals
- Automotive sales
- Automotive washing (of any type)
- Agricultural sales and services
- Construction sales and services
- Consumer convenience services
- Convenience storage
- Drop-off recycling collection facility
- Electronic prototype assembly
- Electronic testing equipment sales
- Equipment repair services
- Exterminating services
- Funeral services
- Hotel-motel
- Kennels

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**LAND USE**  
**SOLUTIONS, LLC**

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Laundry service  
Liquor sales  
Marina  
Limited warehousing & distribution  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Pawn shop services  
Printing and publishing  
Research services  
Restaurant (general)  
Service station  
Vehicle storage  
Veterinary services  
Community events  
Community recreation (public)  
Community recreation (private)  
Guidance services  
Hospital services (general)  
Hospital services (limited)  
Local utility services  
Residential treatment  
Safety services  
Telecommunication tower  
Transitional housing  
Transportation terminal

The Property is located on the eastern edge of the Springdale Neighborhood Activity Center as identified on the Imagine Austin Growth Concept Map, which can range in size between approximately 5,000-10,000 people and provides 2,500-7,000 jobs in the community. The Mixed Use land use designation allows for a multifamily development with ground floor retail uses that serve the neighborhood and residents of the project. The proposed Mixed Use development is located adjacent to a City park and within walking distance of a bus stop and the proposed green line Springdale Station. The Property is perfectly located to support individuals and families with direct access to retail, transit and parkland. Please see the enclosed responses to Section 25-1-810 Recommendation Criteria and Land Use Planning Principles for additional details.

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The proposed amendment and rezoning comply with applicable regulations and standards established by Title 25, the objectives of Chapter 25-2 and the purpose of the Mixed Use Land Use Designation and the proposed CS-V-NP zoning district. The proposed CS zoning base district is consistent and compatible with the surrounding zoning and land uses, and the proposed Mixed Use development will comply with the CS zoning base district regulations and standards. As stated above, 1109 Shady Lane is designated as Mixed Use and zoned CS-MU-CO-NP. Both 1109 and 1101 Shady Lane will be included in the proposed Mixed Use development, which is the reason for the requested CS zoning base district on the Property. The Mixed Use development having one zoning base district (CS) allows the calculation of zoning site development regulations as one site.

The City's Strategic Housing Blueprint includes a goal for the construction of 60,000 housing units affordable to households at 80% MFI and below. The proposed Mixed Use development includes affordable units at 10% of the units at 80% MFI.

A traffic impact analysis (TIA) is waived until site plan application when the land use and intensity are finalized. Please see the enclosed TIA Determination Worksheet.

Please contact me if you or your team members have any questions or need additional information. Thank you for your time and assistance with the requests.

Respectfully,

Michele Haussmann

Enclosures

CC: Honorable Sabino "Pio" Renteria, City Council District 3, *via electronic mail*  
Nicolas Solorzano, City Council District 3, *via electronic mail*  
Joi Harden, Planning and Zoning Department, *via electronic mail*  
Heather Chaffin, Planning and Zoning Department, *via electronic mail*  
Maureen Meredith, Planning and Zoning Department, *via electronic mail*  
John Kiltz, SL4 Airport LP, *via electronic mail*  
Travis Eickenhorst, SL4 Airport, LP, *via electronic mail*  
Cole Wilson, SL4 Airport LP, *via electronic mail*

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**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

**GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD CONTACT TEAM**  
***"Strength Through Unity"***

October 24, 2020

Re: Trailhead Phase II (Project)  
Neighborhood Plan Amendment City File Number NPA-2020-0016.02  
Zoning Application City File Number C14-2020-0082

To: Austin Planning Commission and City Council,

The Govalle/Johnston Terrace Contact Team **SUPPORTS** this application at:

1101 and 1109 Shady Lane: Rezoning CS-MU-CO-NP and GR-NP to CS-V-NP - C14-2020-0082  
1101 Shady Lane: Neighborhood Plan Amendment Commercial to Mixed Use - NPA-2020-0016.02

**with following conditions:**

**For support** for the project, **the owner and developer**, SL4 Airport LP (Stonelake Capital Partners), **agrees** to the following improvements to the neighborhood:

**1. Hike and Bike Trail Improvements:**

Applicant offers to construct the continuation of the Mogan Corridor Trail from its current terminus just east of underneath Airport Blvd to Springdale Road.

**2. Affordable Housing:**

Applicant offers 10% of the Project's units (estimated around 23units) at 80% Median Family Income and agrees to pledge to the East Austin Conservancy a contribution of \$1,000 for every market rate rental unit constructed as part of the Project in accordance with the EAC Affordability Preservation Framework 2020.

**3. Mixed Use with Ground Floor Uses:**

Applicant commits to approximately 8,000 square feet of mixed-use space to be located on the south-east corner of the Project.

**4. Architectural Elements:**

Applicant understands that the neighborhood wants to be mindful of the impact of the Project on Govalle Park. In response to feedback from the Neighborhood Contact Team, the Applicant has adjusted the architectural design along the north and eastern sides of the building to allow the Project to be compatible and 'blend' or 'flow' with the park.

**5. Parkland:**

Applicant is required to pay into the parkland dedication fee-in-lieu of \$1,540 per unit (estimated around \$354,000). Parkland dedication fees are not required for the ground floor mixed use space. Applicant will continue efforts to work with neighborhood and City staff to support allocation of the parkland fees for improvements to parkland in the neighborhood.

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665

Urban Trail connection shown in red



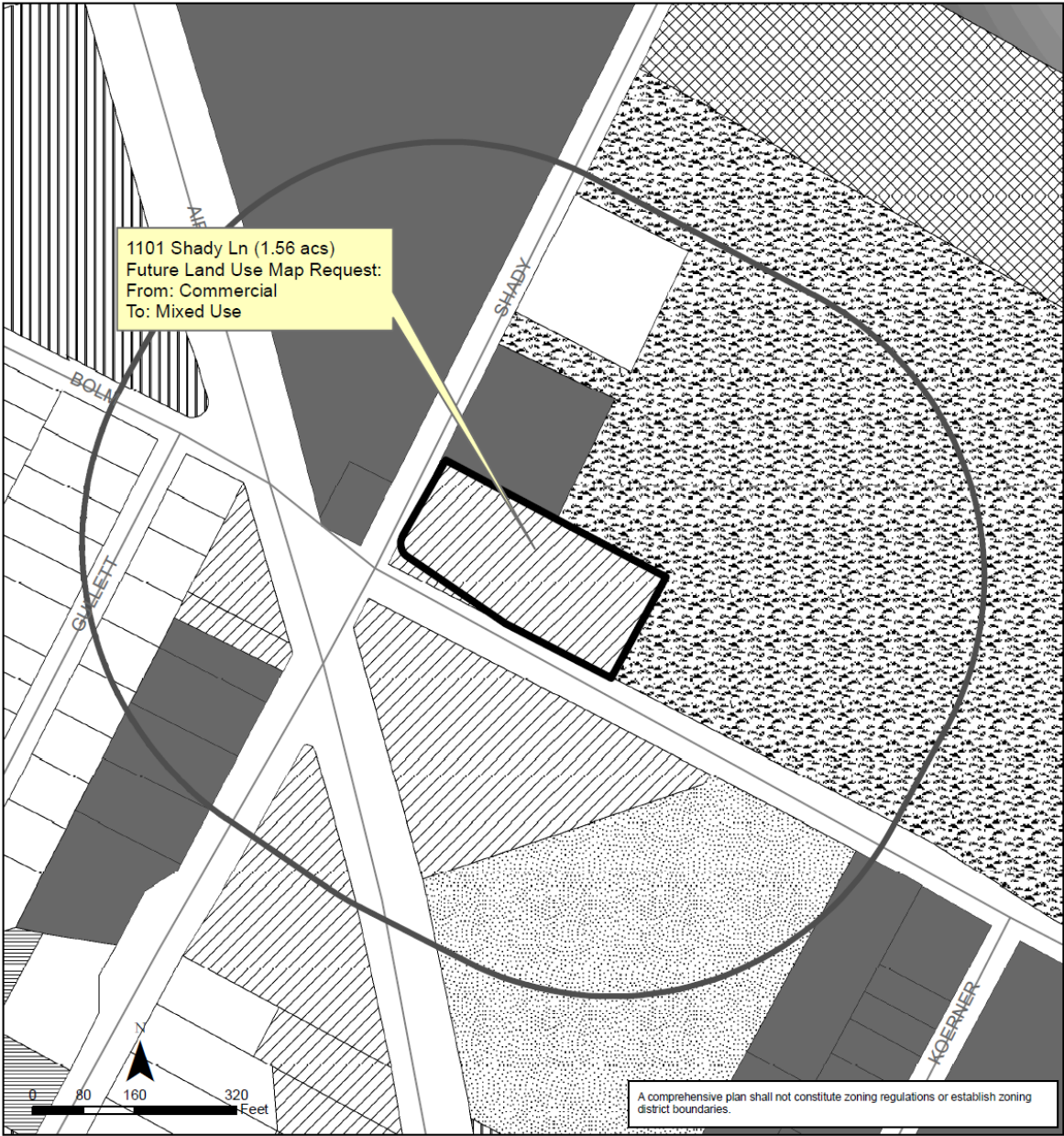
Ground floor mixed use space on southeast corner



Adjusted the architectural design along the north and eastern sides of the building to allow the Project to be compatible and ‘blend’ or ‘flow’ with the park. Improvements to these sides of the Project.







**Govalle/Johnston Terrace Combined (JT) Neighborhood Planning Area**  
**NPA-2020-0016.02**

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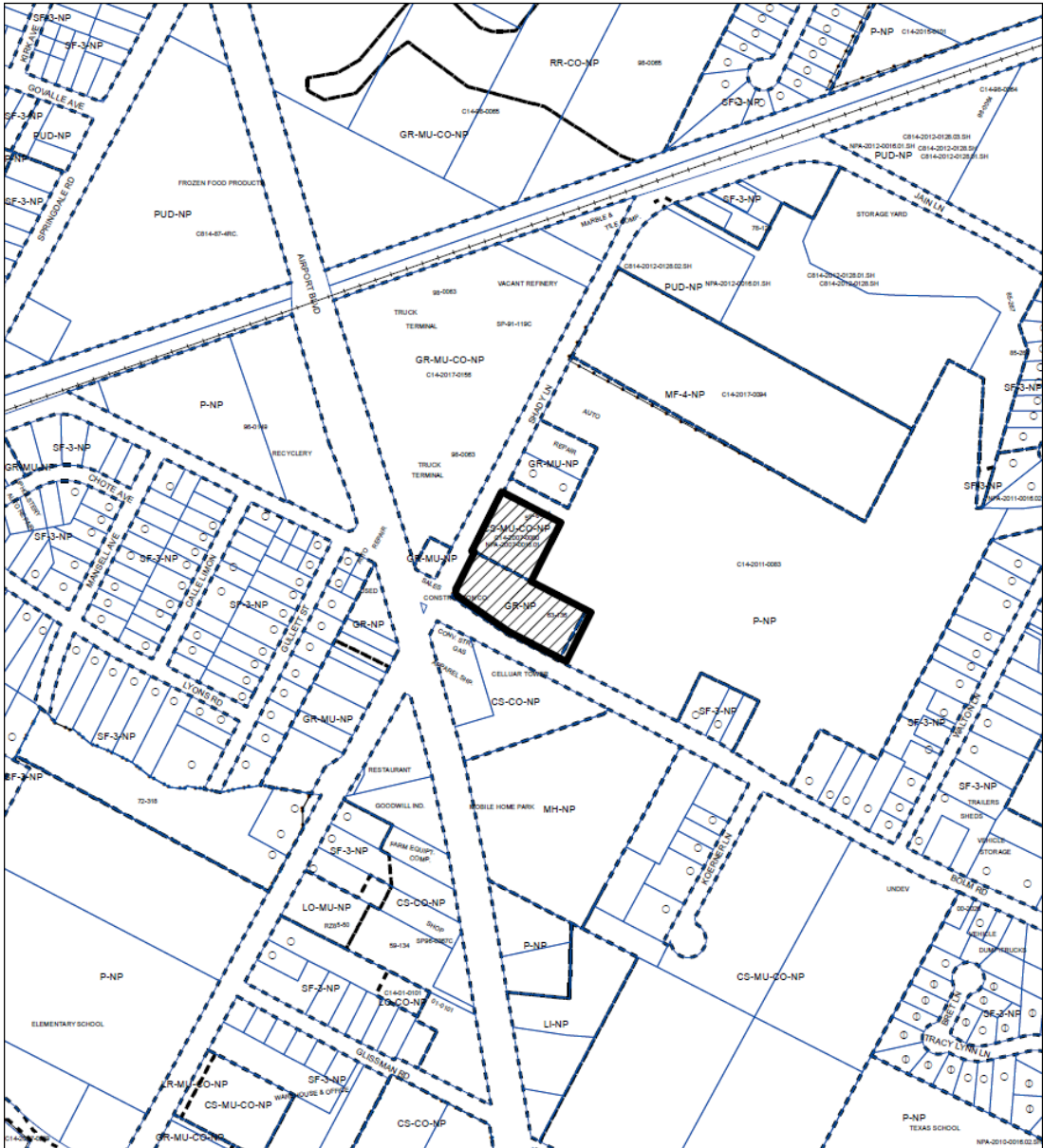
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City of Austin  
Planning and Zoning Department  
Created on 8/6/2020, by: meredithm

Future Land Use		
500 ft notifi boundary	Subject Property	Mixed Use/Office
Single-Family	Higher-Density Single-Family	Major Planned Development
Mobile Homes	Multi-Family	Industry
Commercial	Mixed Use	Civic
Office		Recreation & Open Space
		Transportation
		Utilities
		Water





- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2020-0082

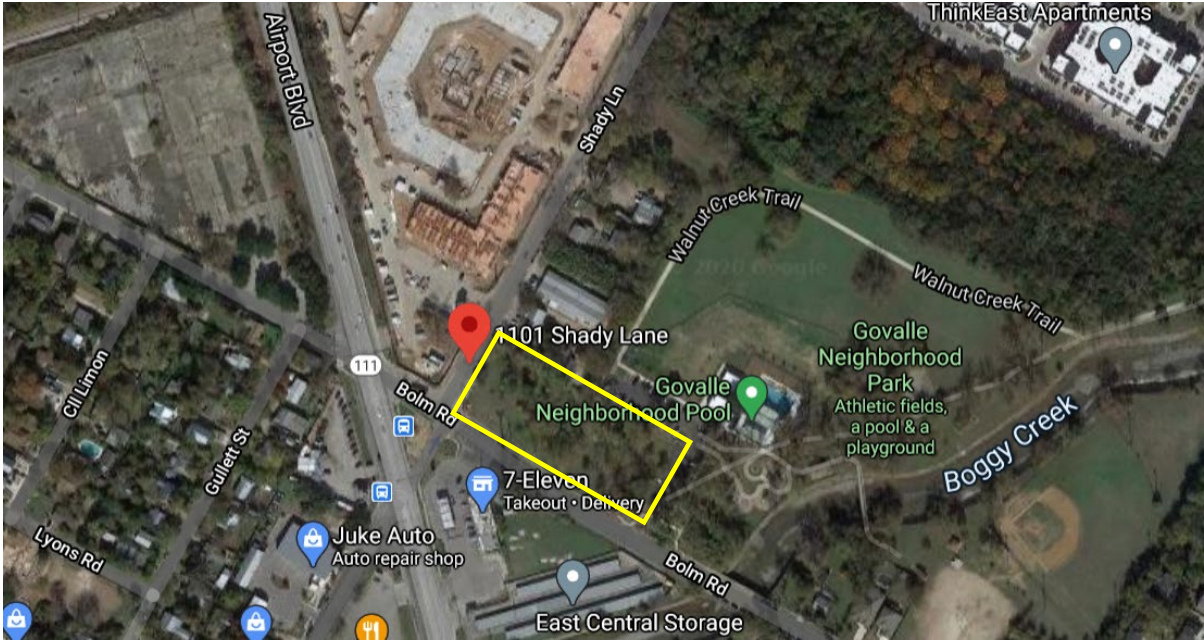
1" = 400'

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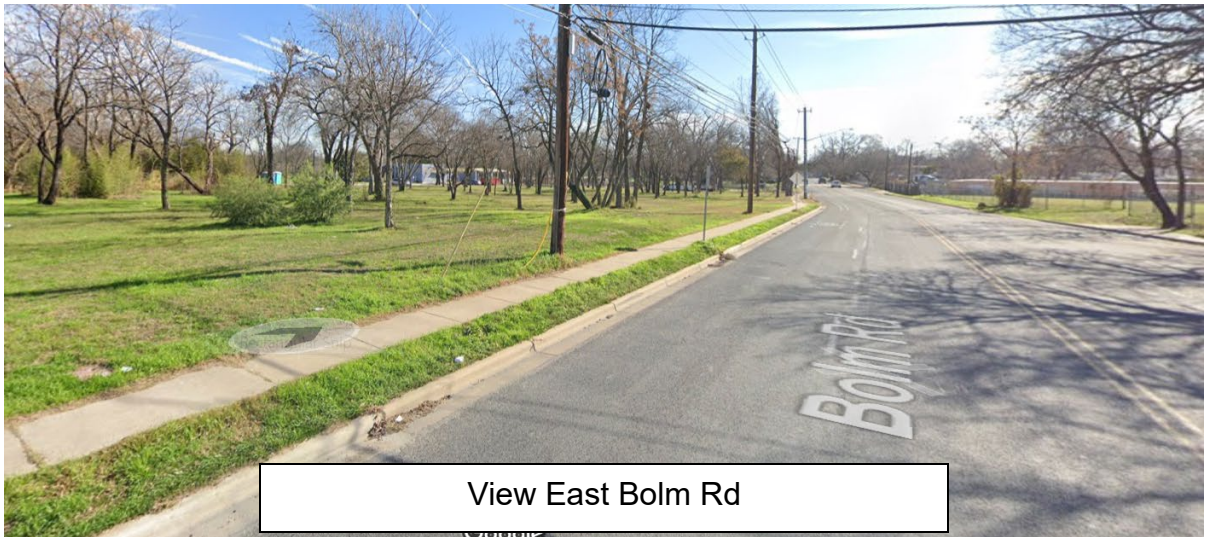
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Created: 7/29/2020









**Michele Haussmann's Community Meeting Presentation**

**Trailhead Phase II**  
**City Community Meeting**

**October 6, 2020**

**Project Team**

- |                               |                                       |
|-------------------------------|---------------------------------------|
| • Stonelake Capital Partners: | Owner-Developer                       |
| • Davies Architects:          | Architect                             |
| • Pape Dawson Engineers       | Civil Engineer                        |
| • Land Use Solutions          | Rezoning and<br>Community<br>Outreach |

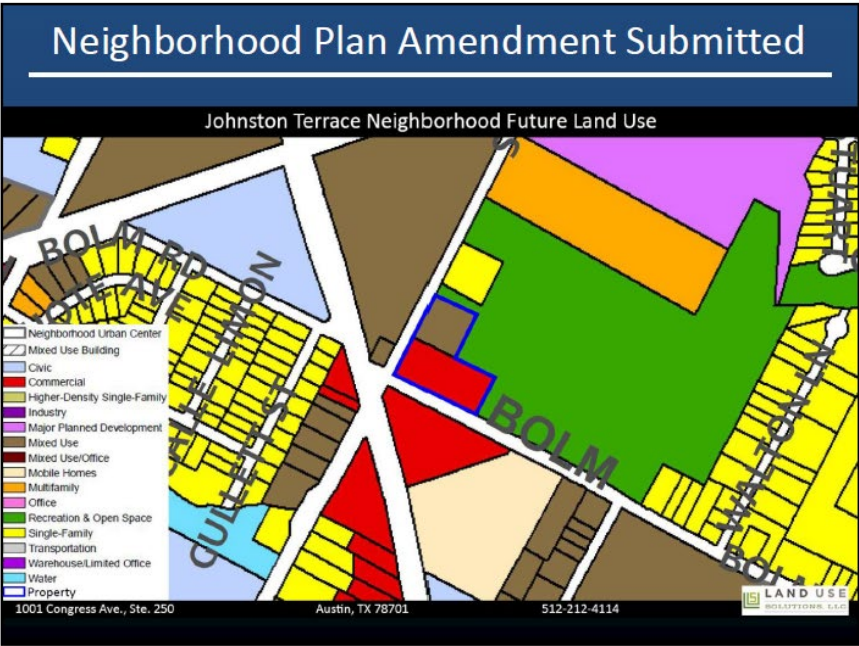
## Agenda and Objectives

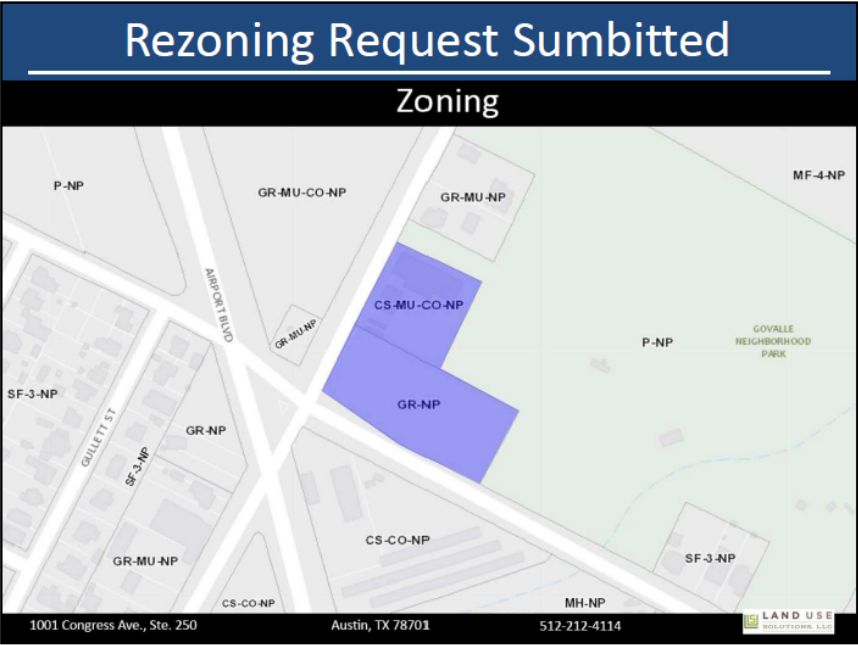
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- Agenda:
  - Process Update
  - Design Response to Comments
  - Urban Trail + Park Improvements
  - Affordable Housing
- Objective: Achieve neighborhood support by demonstrating willingness to listen and take action on improvements to the neighborhood

## Process Update







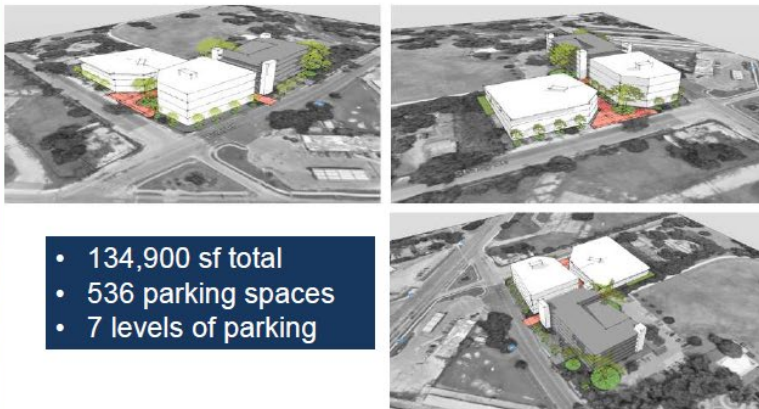
Design Journey and Response to Comments



## Trailhead and Office Development



## Office Rendering



- 134,900 sf total
- 536 parking spaces
- 7 levels of parking

## Office - View from Park



## Mixed Use – Relocation of Ground Floor Uses

- 230 units, +/-8,000 sf mixed use space, 299 parking spaces, 6 levels parking



# Rendering Views



# Rendering Views

- 230 units, +/-8,000 sf mixed use space, 299 parking spaces, 6 levels parking





# Bolm Road at Park Driveway



# Mixed Use - View from Park



# Mixed Use - View from Park



# Mixed Use - View from Park

Second Design After Meeting with Contact Team Subcommittee



Third Design After Meeting with Contact Team Subcommittee



## Mixed Use - View from Park



## Urban Trail



# Urban Trail Connection

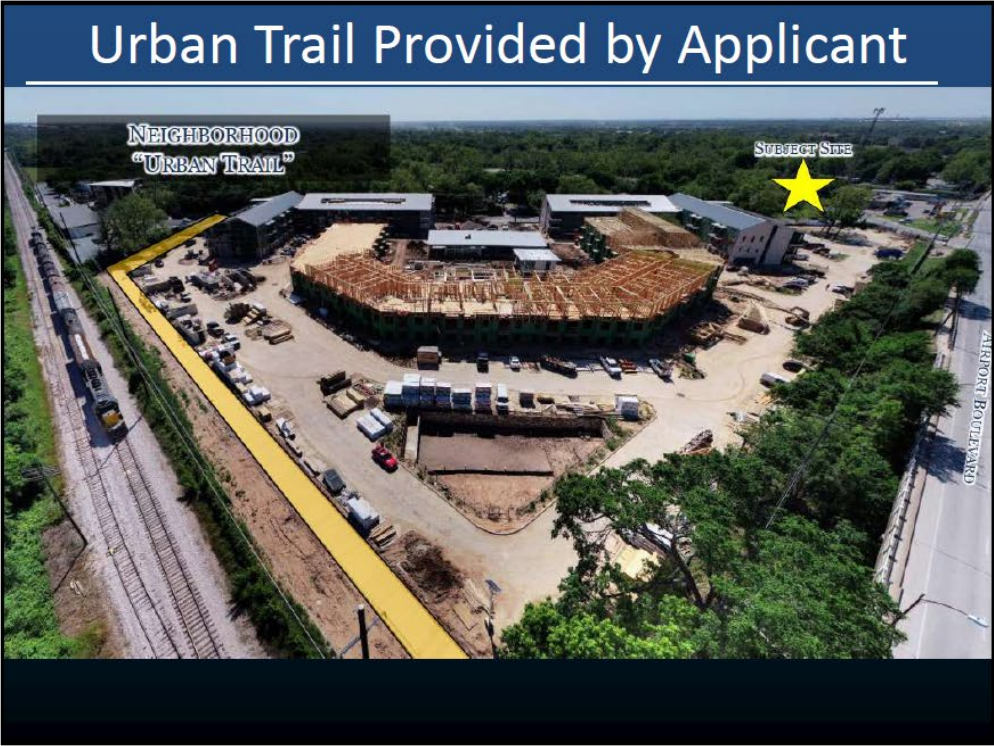
## Green Line Trail Connection

Mobility + Equity for Johnston Terrace Neighborhood and its Visitors



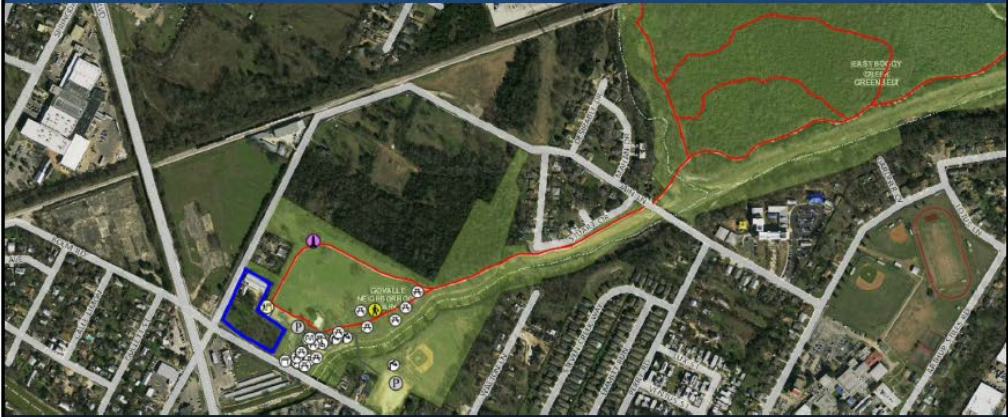
# Urban Trail Connection







# Govalle Park



# Affordable Housing

## Affordable Housing

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- Vertical Mixed Use:
  - 10% of units at 80% MFI
- East Austin Conservancy
  - Meet to hear about East Austin Conservancy Affordability Preservation Framework 2020

## Conclusion

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- Next Steps:
  - Continue working with Subcommittee
  - Respectfully request Letter of Support from Neighborhood Contact Team
  - October 6: City NPA Community Meeting
  - October 27: Planning Commission
- Thank you for your time!

**Correspondence Received**



**Eastside Guardians / East Austin Conservancy**  
P.O. Box 6462, Austin, Texas, 78762  
(512) 785-0492  
eastsideguardians@gmail.com

October 20, 2020

Ms. Maureen Meredith  
Ms. Wendy Rhoades  
Housing and Planning Department  
VIA Electronic Mail

RE: Trailhead Phase II (Project)  
Neighborhood Plan Amendment City File Number NPA-2020-0016.02 |  
Zoning Application City File Number C14-2020-0082

Dear Ms. Meredith and Ms. Rhoades:

I am writing to express support for this project from the East Austin Conservancy (EAC). The applicant is providing 10% of the Project's units at 80% Median Family Income and agreed to pledge a contribution to the EAC's Family Support Fund in accordance with the EAC's Affordability Preservation Framework. For a project of this type, the Framework suggests a contribution of \$1,000 for every market rate, rental unit constructed as part of the Project. The EAC Family Support Fund provides property tax payment assistance to income-eligible, long-time Eastside homeowners in the 78702, 78721 and 78741 zip codes. The EAC's focus also includes preservation of historic/cultural resources and support for small businesses in East Austin.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me at (512) 785-0402 or [ralvarez@canatx.org](mailto:ralvarez@canatx.org).

Sincerely,

Raul Alvarez  
East Austin Conservancy  
Board President

## Applicant Criteria Worksheet (Optional)



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Provide this information with your plan amendment application for the pre-application meeting with staff and also when you formally submit the application to the In-Take Division.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

### § 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.

(B) The applicant must demonstrate that:

- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? Yes ☒ No

If there was a mapping error, explain here and provide documentation: \_\_\_\_\_

- (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? Yes ☒ No

If this condition applies, explain here \_\_\_\_\_

- (3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; and

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application? Yes ☒ No

If yes, explain here \_\_\_\_\_

- (4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? Yes ☒ No

If yes, explain here \_\_\_\_\_

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

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Does either one of these criterion apply to your application? \_\_ Yes \_\_X\_\_ No

If yes, explain here \_\_\_\_\_

- (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rational for why it meets these goals/objectives. Use separate document if necessary: \_\_\_\_\_

Goal 1: Adjacent Land Use should be compatible: The proposed development is surrounded by adjacent compatible uses. The land use designation on properties to the north and west across Shady Lane is Mixed Use. Property to the south across Bolm Road is Commercial. Adjacent property to the east is designated as Recreation and Open Space and is developed with Govalle Park.

Goal 2: Preserve and protect current and future single family neighborhoods: The subject property is not within a current or future single family neighborhood. The property is separated from single family neighborhoods by Airport Blvd. and Govalle Park.

Goal 3: Develop a balanced and varied pattern of Land Use: The subject property is surrounded by Govalle Park, Mixed Use, Commercial, and Civic (City owned property) land use designations. The development of a Mixed Use project will provide homes for individuals and families in close proximity to Govalle Park, bus stop and the future green line Springdale Station.

Goal 4: Provide opportunities for land uses that serve the needs of daily life; live, work, play & shop. The Mixed Use development will include market rate and affordable multifamily units for individuals and families to live, and ground floor retail that will serve the residents and neighborhood.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>.) or

- (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? \_\_\_\_ Yes \_\_X\_\_ No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development \_\_\_\_\_

- (C) The applicant must demonstrate that:

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- (1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; and

The proposed re-zoning would comply with applicable regulations and standards to Chapter 25-2 of the City of Austin Land Development Code as they apply to the requested Zoning.

[https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25\\_LADE](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25_LADE)

The proposed amendment and rezoning comply with applicable regulations and standards established by Title 25, the objectives of Chapter 25-2 and the purpose of the Mixed Use Land Use Designation and the CS-V-NP zoning district proposed for the subject property. The proposed Mixed Use development will include ground floor retail and affordable housing. The proposed CS zoning base district is consistent and compatible with the surrounding zoning and land uses, and the proposed Mixed Use development will comply with the CS zoning base district regulations and standards. The applicant owns the property to the north that is designated as Mixed Use and zoned CS-MU-CO-NP. This property will be included in the proposed Mixed Use development, which is the reason for the requested CS zoning base district on the subject property. The Mixed Use development having one zoning base district (CS) allows the calculation of zoning site development regulations as one site.

- (2) the proposed amendment is consistent with sound planning principles. (See attached)

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**LAND USE PLANNING PRINCIPLES**

*You can find the Guide to Land Use Standards here:*

<http://www.austintexas.gov/department/neighborhood-planning-resources>

**If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".**

**1. Ensure that the decision will not create an arbitrary development pattern;**

Provide your analysis here: The applicant's request to amend the land use designation from Commercial to Mixed Use will not create an arbitrary development pattern. The subject property is surrounded by compatible land use designations including Mixed Use to the north, Commercial to the south, Recreation and Open Space to the east, and Mixed Use to the west.

**2. Ensure an adequate and diverse supply of housing for all income levels;**

Provide your analysis here: The Mixed Use development will ensure an adequate supply of housing for a mix of income levels by including 10% of the units @ 80% MFI as required by the requested CS-V-NP zoning district.

**3. Minimize negative effects between incompatible land uses;**

Provide your analysis here: There will be no negative effects between incompatible land uses due to the fact that the Mixed Use Land use designation is compatible with surrounding zoning and land uses in the area. The subject property is surrounded by compatible land use designations including Mixed Use to the north, Commercial to the south, Recreation and Open Space to the east, and Mixed Use to the west.

**4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;**

Provide your analysis here: The subject property is surrounded by Govalle Park, which is a public use that is compatible with the proposed Mixed Use project including residential and retail uses. In connection with the Trailhead multifamily development to the west that is owned by the applicant, they worked with the Parks Department to design, fund and construct 1) a crosswalk and flashing beacon on Shady Lane to provide safe access Govalle Park, 2) two new trails in Govalle Park, 3) 12' urban trail, and 4) repaved Shady Lane. These public infrastructure improvements benefit the neighborhood, Trailhead development

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and the residents in the proposed Mixed Use development on the subject property.

**5. Discourage intense uses within or adjacent to residential areas;**

Provide your analysis here: The subject property is not in a single family residential area. The proposed use is Mixed Use including residential and retail with affordable units to serve the community. The property is surrounded by parkland, multifamily and commercial uses. The applicant owns and developed the multifamily development across Shady Lane known as Trailhead.

**6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;**

Provide your analysis here: The applicant is providing ground floor retail uses to serve the neighborhood and the residents of the proposed Mixed Use project. These uses will be within walking distance from the neighborhood and neighbors visiting Govalle park.

**7. Minimize development in floodplains and environmentally sensitive areas;**

Provide your analysis here: The subject property is not in the floodplain.

**8. Promote goals that provide additional environmental protection;**

Provide your analysis here: The proposed Mixed Use project will comply with all applicable codes and ordinances related to environmental protection.

**9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);**

Provide your analysis here: The subject property is not located in any overlay zones that address public safety.

**10. Ensure adequate transition between adjacent land uses and development intensities;**

Provide your analysis here: The subject property is not in a single family residential area. A Mixed Use development adjacent to the park and across the street from multifamily provides an appropriate transition. The proposed Mixed

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Use development provides a transition from the commercial uses to the south across Bolm Road to the Govalle park.

**11. Protect and promote historically and culturally significant areas;**

Provide your analysis here: The subject property is in an area that was historically used as intense industrial uses. The area has transitioned into a mix of uses including multifamily and active parkland, and away from industrial uses.

**12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: Appendix E. Framework for Decision Making, pages A-57 through A-58.)**

Provide your analysis here: The proposed development has the potential to promote the following items set forth in Appendix E:

The proposal results in compact and walkable places, use of public transit and infill development.

The proposal increases the variety of housing types available in its neighborhood.

The proposal provides an urban style mixed use project with ground floor retail.

The proposal includes affordable housing.

The proposal provides connections to multiple modes of transportation.

The proposal provides connections to community/recreation centers. The proposal provides connectivity to Govalle Park.

The proposal creates jobs not currently represented in the neighborhood. The proposal includes ground floor retail that will provide jobs.

The proposal is within a half mile of a neighborhood anchor, such as a school, library, train station, community center, park, or recreation center. The proposal is adjacent to Govalle Park and within a half mile from the proposed green line Springdale Station.

The property is on the eastern edge of Springdale Neighborhood Activity Center which can range in size between approximately 5,000-10,000 people and provides 2,500-7,000 jobs in the community.

**13. Avoid creating undesirable precedents;**

Provide your analysis here: The proposed Mixed Use development will not create any undesirable precedents. The adjacent property to the north is designated as Mixed Use, is owned by the applicant and will be included in the

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proposed Mixed Use development. In addition, the property to the west across Shady Lane is designated as Mixed Use, is developed with a multifamily project known as Trailhead and is owned by the applicant.

**14. Promote expansion of the economic base and create job opportunities;**

Provide your analysis here: The Mixed Use development includes ground floor retail that will provide jobs in the neighborhood. The residents of the Mixed Use development and the neighborhood will have the benefit to work and live in the same area. Providing market rate and affordable units provides missing middle housing for families and individuals to remain in the City, which results in the expansion of the economic base.

**15. Ensure similar treatment of land use decisions on similar properties;**

Provide your analysis here: The properties to the north and west across Shady Lane are designated as Mixed Use. The property to the west across Shady Lane is developed as multifamily.

**16. Balance individual property rights with community interests and goals;**

Provide your analysis here: Property owners have the ability to request amendments to neighborhood plans and rezoning of their properties. The City's Strategic Housing Blueprint includes a goal for the construction of 60,000 housing units affordable to households at 80% MFI and below. The proposed Mixed Use development includes affordable units. In the Imagine Austin Comprehensive Plan, the subject property is on the eastern edge of Springdale Neighborhood Activity Center which can range in size between approximately 5,000-10,000 people and provides 2,500-7,000 jobs in the community. The goal to work, live and play in your neighborhood is easily attainable with the addition of the proposed Mixed Use development. The Mixed Use land use designation allows for a multifamily development with ground floor retail uses that serve the neighborhood. The proposed Mixed Use development is located adjacent to a City park to be used and enjoyed by the individuals and families of the development. The subject property is located within walking distance of a bus stop and the proposed green line Springdale Station. The subject property is perfectly located to support individuals and families with direct access to retail, transit and

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parkland.

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**17. Consider infrastructure when making land use decisions;**

Provide your analysis here: The applicant is working with the City to proactively consider transportation infrastructure needs. The Mixed Use development will increase ridership to support the green line Springdale Station and the bus stop within walking distance. In connection with the Trailhead multifamily development to the west that is owned by the applicant, they worked with the Parks Department to design, fund and construct 1) a crosswalk and flashing beacon on Shady Lane to provide safe access Govalle Park, 2) two new trails in Govalle Park, 3) 12' urban trail, and 4) repaved Shady Lane.

**18. Promote development that serves the needs of a diverse population.**

Provide your analysis here: The requested Neighborhood Plan Amendment from Commercial to Mixed Use will increase residential housing and opportunity for local businesses to serve and support the community. The Mixed Use development will provide affordable units for missing middle individuals and families. By providing both housing and job opportunities with walkable connectivity, the development will serve the needs of a diverse population.

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